TOWN AND COUNTRY PLANNING ACT 1990

AL/91/96

Proposed house and garage

Land to South of Oxley Cottage
Westergate Street
Aldingbourne

In pursuance of their powers under this Act and related Orders and Regulations the Council Permit this development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.

TO: Mr G Evans
Rosedene
94 Pagham Road
Pagham, Bognor Regis
West Sussex PO21 4NN

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

16th April 1997

Westergate Street
Aldingbourne

CONDITION 1 : No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for the external walls and roof of the proposed buildings have been submitted to and approved by the Local Planning Authority.

REASON : To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality.

CONDITION 2 : Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)Order 1995 the buildings shall not be extended or altered in any way unless permission is granted by the Local Planning Authority on an application in that behalf.

REASON : A more intensive use of the site would be likely to cause congestion on adjacent roads through overflow vehicle parking and/or cause harmful environmental effects

CONDITION 3 : The existing pedestrian access to Westergate Street shall be permanently closed before the dwelling is occupied, details of which shall be submitted to and approved in writing by the Local Planning Authority and no pedestrian access shall at any time be created to Westergate Street without the prior approval of the Local Planning Authority on an application in that behalf.

REASON : In the interests of highway safety.

CONDITION 4 : The building shall not be occupied until the parking spaces, turning facilities and garage shown on the submitted plans have been provided and constructed. The areas of land so provided shall not thereafter be used for any purpose other than the parking, turning and garaging of vehicles.

REASON : To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways.

CONDITION 5 : The use of any land for car parking shall not be commenced until it has been laid out, surfaced and drained and such land shall not be used

thereafter for any purpose other than the parking of vehicles.

REASON : To ensure a satisfactory standard of development.

CONDITION 6 : This permission relates the garage plan No 877/2 dated 16th December 1996, the subtitute site and elevation plans dated 3rd April 1997 and the floor and location plans dated 20th January 1997.

REASON : For the avoidance of doubt.

CONDITION 7 : The window at first floor level on the north elevation of the building shall at all times be glazed with obscured glass and fixed to be permanently non-opening.

REASON : To protect the amenities and privacy of the adjoining property.